

Know all Men by these Presents

TRANSFER
TAX
PAID

BARBARA A. NIEHOFF

008222

of Waterville, County of Kennebec, State of Maine
duly appointed and acting personal representative of the estate of Curtis R. Wells
deceased (testate), as shown by the probate records of the County of Kennebec, Maine,
(and having given notice to each person succeeding to an interest in the real property described below at least
ten (10) days prior to the sale), ~~XX~~
~~XX~~
~~XX~~
by the power conferred by the Probate Code, and every other power, for
consideration paid, grants to ROBERT B. CROSS, III and VALERIE L. CROSS, husband
and wife (as joint tenants) of Skowhegan,

County of Somerset, State of Maine
whose mailing address is Box 170, RR #2, Eaton Mountain Road

the real property in Waterville, County of Kennebec
State of Maine, ~~XXXXXXXXXXXXXXXXXXXX~~ situate on the northerly side of Johnson Heights and
bounded and described as follows to wit:

Starting at a point in the northerly line of said Johnson Heights, which point is
the southwest corner of Lot No. 67 as shown on a Plan of Johnson Heights Extension
made by Harry E. Green dated April 10, 1947 and recorded in Kennebec Registry of
Deeds in Plan Book 15, Page 50; thence to the west along the southerly line of Lot
No. 69 as shown on said Plan to the southwest corner of said Lot No. 69; thence
continuing in a straight line to the west a distance of twenty (20) feet; thence at
right angles to the north a distance of one hundred (100) feet; thence at right
angles to the east a distance of twenty (20) feet to the northwest corner of Lot
No. 69 as shown on said Plan; thence continuing to the east along the north line of
said Lot No. 69 a distance of seventy (70) feet to the northeast corner of said
Lot No. 69; thence to the south along the easterly line of said Lot No. 69 a dis-
tance of one hundred (100) feet to the point of beginning. The above described
parcel includes all of Lot No. 69 as shown on said Plan and a strip of land twenty
(20) feet in width adjoining next westerly to said Lot No. 69.

The above described premises are subject to an easement given by Lewis J. Rosenthal
to the Waterville Sewerage District which easement is dated September 1, 1955 and
is recorded in Kennebec Registry of Deeds in Book 1014, Pages 25 and 26, reference
to which easement may be had for a description as to the location, terms, and con-
ditions of said easement.

The above described parcel of land is conveyed subject to certain restrictions and
covenants as recited in a deed from the said Lewis J. Rosenthal dated September 6,
1955 and recorded in said Registry in Book 1015, Page 295.

Being the same premises as described in warranty deed in joint tenancy from Amelia
B. Morrison to Curtis R. Wells and Blanche F. Wells dated June 1, 1972 and recorded
in Kennebec Registry of Deeds in Book 1584, Page 409. The said Blanche F. Wells
died testate March 21, 1979. The said Curtis R. Wells died testate February 26,
1989 and his estate is duly probated in Kennebec Probate Court, Docket #89-119.

Witness my hand and seal this 26th day of April 1989

Signed, Sealed and Delivered

in presence of.

Alvin Perry *Barbara A. Niehoff*
Barbara A. Niehoff

State of Maine, County of Kennebec ss.

April 26, 1989

Then personally appeared the above named Barbara A. Niehoff
in her said capacity and acknowledged the foregoing instrument to be her free act and
deed.

RECEIVED KENNEBEC SS.

1989 APR 28 AM 9:00

Before me,

Julie L. Bureau

Notary of the Peace
Notary Public
Attorney at Law

ATTEST: *Ronald R. Wilson*
REGISTER OF DEEDS

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#5061

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BK 3536/194

PKC
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